

105.0

Map

0005

Block

0010.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 825,600 /

USE VALUE: 825,600 /

ASSESSED: 825,600 /

Total Card /

Total Parcel

825,600

825,600

825,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CHEROKEE RD, ARLINGTON

OWNERSHIP

Owner 1:	FARJADIAN ELICA
Owner 2:	PEZESHKI SAMAN
Owner 3:	
Street 1:	31 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FARJADIAN ELICA -
Owner 2:	-
Street 1:	31 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,360 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2136 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9360		Sq. Ft.	Site		0	70.	0.75	4									490,561						490,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9360.000	335,000		490,600	825,600
Total Card	0.215	335,000		490,600	825,600
Total Parcel	0.215	335,000		490,600	825,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	386.52	/Parcel:	386.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,800	0	9,360.	490,600	768,400	768,400	Year End Roll	12/18/2019
2019	101	FV	220,200	0	9,360.	490,600	710,800	710,800	Year End Roll	1/3/2019
2018	101	FV	220,200	0	9,360.	420,500	640,700	640,700	Year End Roll	12/20/2017
2017	101	FV	220,200	0	9,360.	392,400	612,600	612,600	Year End Roll	1/3/2017
2016	101	FV	220,200	0	9,360.	336,400	556,600	556,600	Year End	1/4/2016
2015	101	FV	214,900	0	9,360.	301,300	516,200	516,200	Year End Roll	12/11/2014
2014	101	FV	214,900	0	9,360.	278,900	493,800	493,800	Year End Roll	12/16/2013
2013	101	FV	214,900	0	9,360.	266,000	480,900	480,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARJADIAN ELICA	1565-190	1	11/25/2020	Convenience	99	No	No		
YEWIC THOMAS/T	1548-134	1	8/23/2019	Change>Sale	765,000	No	No		
	930-82		1/1/1901	Family		No	No		Jane Yewcic dod 12/6/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1883	Redo Kit	60,300	C				
9/24/2019	1504	Renovate	3,000					
5/29/2014	557	Re-Roof	9,469					

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/19/2014	External Ins	PC	PHIL C
2/24/2009	Meas/Inspect	163	PATRIOT
12/2/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

ap

2021

